

TRUE COPY

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Serial No. 1263

Presented at the Office of the

Notary Public of Salcete

between the hours of 330pm

and 430pm on 22-10-80

Shri Krishna Saigga

Docu'ega A. A. Saigga



Received fees for:

Registration

Copying (Chattis) 30

Copying on documents

Postage

Rs. Rs.

Exempted

24-00

2-00

26-00

Docu'ega A. A. Saigga

DEED OF SALE

THIS DEED OF SALE MADE AT MARGAO-GOA on this
22nd Day of October of the Year One Thousand
Nine Hundred and Eighty BETWEEN (1) SHRI MOHANDAS

Shri Mohandas

RANUM POROBO LOUNDO, married, aged 58 years, businessman, son of late Ranum Dotu Porobo Loundo, his wife, MRS. MANGALABAI MOHANDAS LOUNDO, aged 45 years, housewife, daughter of Kashinath Ghodekar, both residing at Margao-Goa; his brother, SHRI VINAYAK RANUM DOTU POROBO LOUNDO, alias, ~~VINAYAK~~ RANU POROBO LOUNDO, aged 42 years, businessman, son of late Ranu Dotu Porobo Loundo, for self and as duly constituted attorney of other VENDORS, namely of his brother, SHRI DAMODAR RANUM POROBO LOUNDO, married, aged 52 years, son of late Ranum Dotu Porobo Loundo of his brother's wife, SMT. ANJANIBAI DAMODAR POROBO LOUNDO, married, aged 45 years, daughter of Ramnata Naik Bahaulicar housewife and of his wife SMT. MILANBAI VINAYAK LOUNDO, married, wife of SHRI VINAYAK RANU POROBO LOUNDO, and daughter of Shri Rangaji Sardesai, aged 38 years, housewife, all the six hereinbefore mentioned, Indian Nationals, and jointly called as VENDORS which expression shall include their respective heirs, successors, administrators, executors, administrators and assigns OF THE ONE PART and (2) THE SANSKAR CO-OPERATIVE HOUSING SOCIETY LIMITED. A Co-operative Housing Society with its Office at Aquem, Margao regis-




M.M.

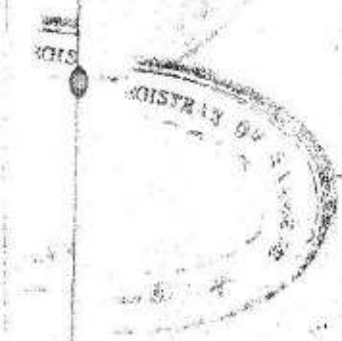
R. D. L.
M.M.P. 2.

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tered with the Registrar of Co-operative Societies, Panaji-Goa under No.ARCs/32/HSG (b)-6/80 South Zone on 17.5.1980 (hereinafter called the PURCHASER or PURCHASING SOCIETY) which expression shall include its respective successors, assigns, legal representatives or transferees, represented by SHRI SHAILESH KRISHNA SANZGUIRI, Indian Nationals, married, aged 32 years, son of Dr. Krishna Sinai Sanzgiri, residing at Sanvordem-Goa, the Chairman of its Managing Committee OF THE OTHER PART:-



WHEREAS the VENDORS are the OWNERS in possession of a Plot of Land of an area of 1578-72 Sq.Ms. situated at Aquem, Margao, Salcete-Goa parish of Navelim within Margao Municipal Council which is fully described in the SCHEDULE below.

AND WHEREAS the VENDORS have entered into an agreement of sale for the sale of the said property for the price of Rs.1.02.616-80P. @ Rs.65/- per Sq.M. with the PROMOTERS, M/S KARE AND SANZGIRI ASSOCIATES through its proprietors, SHRI SHAILASH K. SANZGUIRI and SHRI RAMAKANT KARE;

AND WHEREAS the said PROMOTERS have now agreed that the said Plot be sold to the PURCHASING SOCIETY through them.

AND WHEREAS the PURCHASING SOCIETY has agreed to purchase the said Plot from the VENDORS and have authorized its Chairman of its Managing Committee, SHRI SHAILESH K. SANZGUIRI to execute a DEED OF SALE in respect of the said Plot by the Resolution of its Managing Committee dated 19th July, 1980.

AND WHEREAS the VENDORS, DAMODAR RANU POROBO LOUNDO, SMT. ANJANIBAI DAMODAR POROBO LOUNDO and SMT. MILANBAI VINAYAK POROBO LOUNDO have constituted as their Attorney, SHRI VINAECA RANU POROBO LOUNDO, by the Instrument of Power of Attorney dated 27th September, 1980 duly attested by the Notary of Panaji, Advocate, SHRI JAIRAM S. DHOND, Under Reg. No.2575/1980.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. THAT the VENDORS in consideration of the price of Rs.1.02.616-80P. (Rupees One-Lac Two Thousand Six Hundred and Sixteen and Eighty Paise Only) @ Rs.65/- per Sq.M. do hereby convey, transfer and assign by sale the Plot of Land of an area of 1.578-72P. Sq.Ms. which is more fully

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described in the Schedule hereto below to PURCHASING SOCIETY, THE SANSKAR CO-OPERATIVE SOCIETY LIMITED, Aquem, Margao-Goa to hold the same to and unto the said PURCHASING SOCIETY absolutely forever.

2. THAT the VENDORS do hereby acknowledge the receipt of their own respective share of price amounting to Rs.1.02.616-80P. and do hereby give good and full discharge of the same to the above said PURCHASING SOCIETY.

3. THAT the VENDORS covenant with the PURCHASING SOCIETY AS FOLLOWS:-

- (a) THAT they are owners in possession with legal and valid title thereto of the property hereby sold to the PURCHASING SOCIETY.
- (b) THAT the property hereby sold is free and released of all encumbrances, charges or claims, if any.
- (c) THAT the PURCHASING SOCIETY may hereinafter peaceably and quietly possess and enjoy the said property. The PURCHASING SOCIETY in fact has already received the possession of the said property.



(d) THAT the VENDORS shall save harmless and keep indemnified the PURCHASING SOCIETY from or against all encumbrances, charges, equities whatsoever.

(e) THAT the VENDORS at the request and costs of the PURCHASING SOCIETY shall do or execute or cause to be done or executed all such lawful acts deeds or things whatsoever for further and more perfectly conveying and assigning the said property and every part thereof as also putting and PURCHASING SOCIETY in possession of the same.

4. THAT the PURCHASING SOCIETY does hereby declare that it has secured the necessary N.A. Sanad from the Collector the Municipal Licence for construction and No-objection from the Town Planning for the transfer of the said Plot.

THE MARKET VALUE of the property hereby sold is of Rs.1.02.616-80P. (Rupees One Lac Two Thousand Six Hundred and Sixteen and Eighty Paise Only).

It is hereby declared that as per N.O.C. issued by the S.P.D. authority under sec. 49(6) of Town and Country planning act 1974, the road portion shown in the plan attached to the said N.O.C. should be gifted to the Municipality by the purchasers and this condition should be enforced by the Sub-registrar.

Handwritten:
M.M.P. r.
Dhunde
for

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IT IS HEREBY DECLARED THAT THE PRESENT DEED OF MORTGAGE is exempt from Stamp Duty according to Notification published in the Government, Gazette, Series I, No.36, dated 3rd September, 1964 as the present transaction relates to the business of the PURCHASING SOCIETY which is a Co-operative Housing Society.

IN WITNESS WHEREOF THE Parties hereto have executed this Deed of Sale at Margao-Goa, on this 22nd Day of October of the Year One Thousand Nine Hundred and Eighty.

SCHEDULE OF THE PROPERTY HEREBY AGREED
TO BE SOLD

A PLOT or piece of land having an area of 1.578-72 Sq.Ms. or thereabouts which is part of the property known as Naicalem (Two Sixths) situated in the Village of Aquem, Parish of Navelim, City of Margao within Margao Municipal Area, Taluka of Salcete-Goa described in the Land Registry Office of Salcete, Margao Under No.112



M.M.P.

Dandi

at P. 41 the Book B-New and which corresponds to two/sixth fraction of the property under Matriz No.228 and is registered in favour of S/Shri Mohandas R.P. Loundo, Damodar R.P. Loundo and Vinayak R.P. Loundo Under Inscription No.48.877 at PP.173 of the Book G-58. The said Plot of land bears Chalta No.18 of Margao City Survey and is bounded as follows:-

ON THE EAST - By the property of Arcelina Mascarenhas

ON THE WEST - By the reserved way of the width of two metres and half by Honorio Antonio Basilio Diniz e Costa and wife.

ON THE NORTH - By the property of the same name Naicalem of the said Honorio Antonio and wife.

ON THE SOUTH - By Municipal Road.

THIS PROPERTY has the shape of an irregular quadrilateral, measuring its Eastern side



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Ninety Eight Metres comma Forty Five; the Western Side, Ninety Nine Metres, comma Eighty Five; the Northern Side - Fourteen Metres comma Sixty and Southern Side - Seventeen Metres.

A plan of the property is Ad by this deed is attached herewith.

SIGNED, SEALED AND DELIVERED BY)
THE VENDORS, SHRI MOHANDAS RANUM)
POROBO LOUNDO and his wife, MRS.)
MANGALABAI MOHANDAS LOUNDO of)
Margao-Goa.)

IN THE PRESENCE OF:

1. Ranabent Datta bax
2. अश्वंत आ. क. रायवकर

SIGNED, SEALED AND DELIVERED BY)
THE VENDOR, SHRI VINAYAK RANU)
POROBO LOUNDO for self and on)
behalf of SHRI DAMODAR RANUM)
POROBO LOUNDO, SMT. ANGANIBAI)
DAMODAR POROBO LOUNDO & SMT.)
MILANBAI VINAYAK LOUNDO...)

IN THE PRESENCE OF:

1. Ranabent Datta bax -
2. अश्वंत आ. क. रायवकर



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SIGNED, SEALED AND DELIVERED BY)
SHRI SHAILESH KRISHNA SANZGUIRI)
CHAIRMAN, MANAGING COMMITTEE, THE)
SANSKAR CO-OPERATIVE SOCIETY)
LIMITED, MARGAO-GOA FOR AND ON)
BEHALF OF THE SAID PURCHASING)
SOCIETY, THE SANSKAR CO-OPERATI-))
VE HOUSING SOCIETY LIMITED,)
MARGAO PURSUANT TO THE RESOLU-)
TION OF ITS MANAGING COMMITTEE)
DATED 19TH JULY, 1980)
AND THE SEAL OF THE PURCHASING)
SOCIETY AFFIXED.)

[Handwritten signature]



BOTH IN THE PRESENCE OF:

1. *Ranabent Dutt Kale*
2. *महाबंतजी कारापुरकर*

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- 11 -

R E C E I P T

RECEIVED RUPEES ONE LAC TWO THOUSAND SIX HUNDRED
AND SIXTEEN AND PAISE EIGHTY ONLY (Rs. 1.02.616-80P.)
as price of the above Sale.

Margao, dated 22/10/1980

1. *Michael's Ramon Pires Loubo*
2. *Mangalabai M. P. Loubo*
3. *Vinayak R. P. Loubo*

(FOR AND ON BEHALF OF VENDORS 3 - 6)

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2 Mahadanta Ramani Pils Thib

2 Mangalabai M. P. - soundo

2 Venayak R. P. Loundo

Handwritten signature

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ROAD

10M

25

Sheet No. 228

Sheet No. 242

ROAD

4M

ON

Scale - 1:500

Copy of map or plan accompanying this
document is registered under no. 4 at pages
202 to 209, of Book No. 1 Vol. 242

Dated 4-1-1982

Downing & Coles



5

LOAD

10 ft

6 ft 10 in

P.T. Sheet No. 228

P.T. Sheet No. 242

SW

Scale - 1:500

GOVERNMENT OF GUA DAMAN AND DIU
OFFICE OF THE ENQUIRY OFFICER OF
CITY SUPPLY MANGAO

Chalices nos. 10, 12, 35, 36 and 18 of
P.T. Sheet No. 228. And Chalices Nos. 12 to 24 of
P.T. Sheet No. 242.

Certified copy of the provisional map which is
subject to correction in accordance with the decision
of the Enquiry Officer or where an Appeal is filed or
a Civil suit instituted, in accordance with the final
order passed in appeal or Civil suit.

Dated: - 6-6-1978.

(V.S. Deyant)



(1) Shri Mohandas Ramun
 Porobo Loundo son of Ramun,
 Dotu Porobo Loundo, married
 businessman aged 58 and
 his wife (2) Smt. Mangala
 Bai, Mohandas Loundo
 daughter of Kashinath Gho-
 dekhar, housewife, aged 45
 both residing at Margao

(2) Shri Vinayak Ramun
 Dotu Porobo Loundo alias

Vinayaka Ramun Porobo Loundo,
 son of Ramun Dotu Porobo
 Loundo, married, business
 man aged 42, residing at Panaji
 (for himself and for and as attor-
 ney of a) Shri Damodar Ra-
 mun Porobo Loundo, aged 52
 son of the said Ramun Dotu,

businessman residing at
Panaji, (b) Smt Anjanibai
Samvada Poocho Soundo
daughter of Samnata Naik Be
manikant housewife aged 45,
residing at Panaji and (c) Smt
Mitalbhai Vinayak Soundo,
daughter of Ranga Ji Sardesai,
housewife aged 38, residing at Pan-
ji, all married) and (4) Shri Shai-
lesh Krishna Sanzgiri, son of
Krishna Sinai Sanzgiri, married
businessman aged 32, residing at
Sanvordem (as and as representa-
tive and Chairman of managing commit-
tee of SANSKAR cooperative Housing Society
Ltd, Agrem, Margao)

Executing parties

admits execution of the so called

nos 1 to 4 are personally known to deed and the executant
SR. the syndes signed

M. Shankar Ramam Poocho

Mangulabai M. P. Soundo

Vinayak R. P. Soundo

Shailesh Krishna Sanzgiri

Dated 22nd October, 1980

Half

Deevinge C. C. N. P. 1980



N. O. C. for registration
issued under sec. 49(6) of
T & C. P. Act-1974 by the SPD
Authority vide their letter no
SPD/R/1064/958/80-81 dtd.
15-10-80 was produced before
the undersigned S.R.

Dated 22nd October 1980.

14. Deviing Aclpree

Six Certificates under sec.
230A (1) of the Income Tax
Act-1961 being four bearing
no. 96/I/80-81 and issued by
I Income Tax Officer, Panaji
Gra, and two bearing
ITCC no 15/II/80-81 and ITC
no 14/II/80-81 respectively,
dated 26-12-1980 and issued
by Second Income Tax Officer
Margao, were produced before
the undersigned S.R. today.

Dated 26th December 1980

Deviing Antonio Lourenço





Registered Vol. 4 at pages 202
6-208
in Public Mo. T. Vol. 242
1-1-1982

Domingos de Jesus



NOTARIAL NOTARIAL NOTARIAL

CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL

W. C. C.
16/10/2017

SUBHASH KRISHNA KANEKAR
NOTARY

SALCETE TALUKA
STATE OF GOA (INDIA)

Reg. No. *902/2017*
Date: *16/10/2017*